



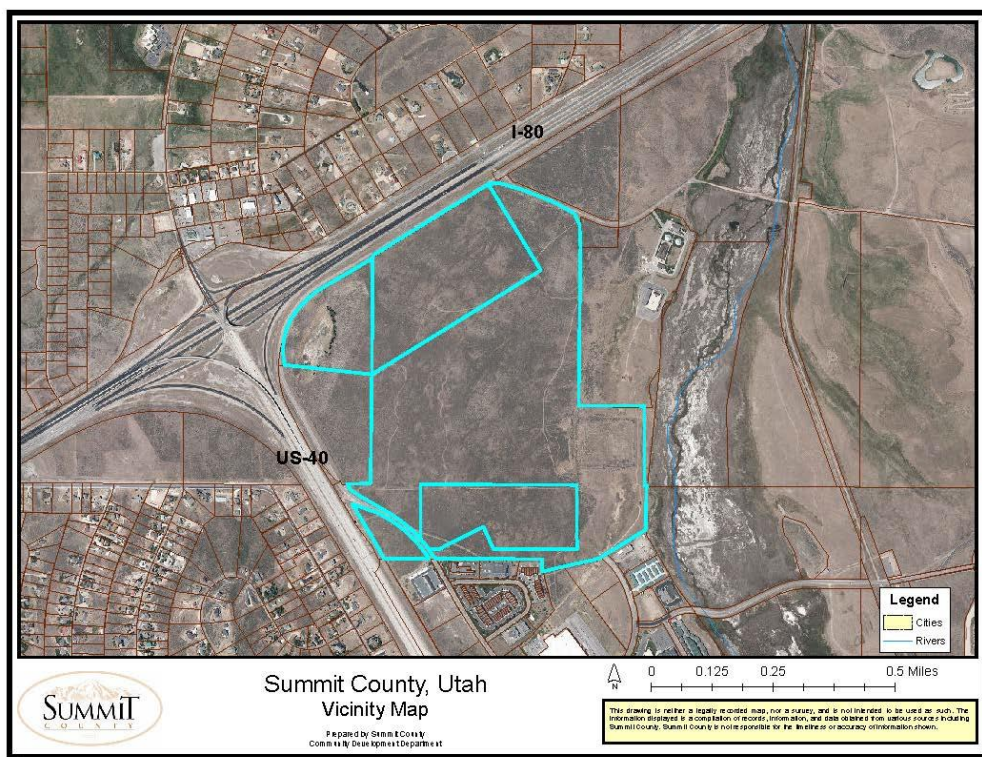
STAFF REPORT

To: Snyderville Basin Planning Commission
From: Jennifer Strader, County Planner
Date of Meeting: July 22, 2014
Type of Item: Work Session - Discussion
Subject: Silver Creek Village Center

Executive Summary

Staff is providing a summary of the background and status of the Silver Creek Village Center, located on the northeast quadrant of I-80 and US-40 as the Development Agreement will be scheduled on an upcoming agenda for review and consideration. Silver Creek Village Center is a mixed-use project consisting of 960 market units, 330 workforce unit equivalents, and 50,000 sq. ft. of commercial use.

Vicinity Map



Background

- **1995, 1997, 1998, and 2000:** Sketch Plan applications were filed for a Village Center at Silver Creek Junction through the Specially Planned Area (SPA) process. The applications varied as far as the density being requested and the applicants. The applications in both 1998 and 2000 were for the development of an affordable housing community of 990 residential units and about 72,000 square feet of commercial.
- **2000-2005:** Joint Planning Meeting and Work Sessions held on the aforementioned proposals with the Snyderville Basin Planning Commission (SBPC). Staff correspondence with the applicant during this timeframe indicated a need to determine what Code the application would be subject to.
- **June 10, 2005:** the Community Development Director made a determination that the application was vested to continue being processed under the 1998 General Plan and Development Code.
- **May 27, 2008, October 28, 2008, & December 8, 2009:** Work Sessions w/SBPC on the proposal for 1,100 market units, approximately 200 workforce housing units, and 70,000 square feet of commercial space.
- **November 25, 2008:** Site visit w/SBPC.
- **February 9, 2010:** Public Hearing w/SBPC on the proposal for 1,100 market units, 242 workforce housing units, and 82,750 square feet of commercial space.
- **June 3, 2010 & July 27, 2010:** Public Hearings w/SBPC on the proposal for 900 market units, 205 workforce housing units, and 50,000 square feet of commercial space.
- **August 24, 2010:** SBPC unanimously forwarded a positive recommendation to the SCC for the proposal containing 850 market units, 220 workforce housing units, and 50,000 square feet of commercial space.
- **August 3, 2011:** Initial Work Session with the Summit County Council (SCC) to discuss the plan recommended by the SBPC. The SCC suggested that the applicants consider providing more workforce housing units.
- **September 14, 2011:** Work Session and Public Hearing with the SCC on a revised proposal amending the density to 960 market units and 330 workforce unit equivalents.
- **September 28, 2011:** Public Hearing held with SCC. **SPA designation approved.**
- **September 28, 2011 – Current:** Applicant, Staff, and other agencies have been reviewing the proposed Development Agreement.

What is a SPA?

A SPA, or Specially Planned Area, is a process by which a property owner can request an increase in density based upon the provision of community benefits. In the 1998 Code, the SPA process could be utilized anywhere in the Basin. The current Code restricts the SPA to the Town or Resort Centers.

The development potential for a SPA is based on compliance with a number of criteria. The criteria that are **mandatory** to qualify for up to 1 unit/5 acres include *(the applicant's proposed benefits are italicized)*:

1. Dedication and Preservation of Viewshed/Environmental Features of the Area
 - * *Preservation of 5.69 acres of wetlands and near view buffer vegetation which entails 82 acres*
 - * *Development is sited to minimize visibility from I-80*
 - * *Development does not interfere with existing drainage courses or wildlife corridors*
 - * *Development sited to minimize vegetation removal*
2. Consistency with Desired Neighborhood Character
 - * *Project is located in an area designated as a Village Center in the 1998 General Plan*
 - * *Project provides a mix of uses, including neighborhood commercial, multi-family, single family, and recreation*
 - * *Public gathering spaces, pedestrian oriented, interconnected streets*
3. Community and Neighborhood Recreation Facilities
 - * *4 pocket parks (.25 – 1.5 acres)*
 - * *2.5 acre "Village Green" area with public gathering spaces (amphitheater, splash pad, etc.)*
 - * *14 acre Neighborhood Park*

Compliance with the aforementioned criteria would yield forty-eight (48) units for the property.

The criteria that are utilized for consideration of up to 5 units/acre, which are **not mandatory**, include:

1. Environmental Enhancements
 - * *All dwelling units will be building to Energy Star 2.5 standards*
 - * *LEED neighborhood certified*
 - * *Use reclaimed water from the adjacent Sewer District plant*
 - * *Rehabilitation and enhancement of wetlands*
 - * *Rehabilitation of abandoned wastewater ponds*
 - * *Shared bicycle program*
 - * *Turf limits for residential developments*
2. Restricted Affordable Housing
 - * *330 workforce unit equivalents being provided (33% of market and commercial density)*
3. Contribution to Community Trails and Parks
 - * *Developer donating 74 acres to Basin Recreation for a Community Park*
4. Exceeds Open Space Requirements for Project
 - * *63% open space provided, the majority of which is proposed in large contiguous areas*
5. Tax base and Economic Enhancements
 - * *There will be a supply of seasonal housing to support the resort economy*
 - * *The commercial and office component will generate sales tax revenues*
 - * *Estimated 20% of homes will be second homes, thus minimizing service impacts and providing a higher property tax base*
6. Compatibility with "Town, Resort, and Village Design"
 - * *Network of easily navigable and interconnected streets*
 - * *Defined village center with a mix of uses*
 - * *Priority to public spaces and amenities*
 - * *Pedestrian oriented*
 - * *Recreational uses near every residence*

7. Land Bank & Transfer of Development Rights
 - * *The applicant is not proposing to transfer development rights as part of the application*
8. Unique Public Facilities and Amenities Exceeding Project Requirements
 - * *Community amphitheater and stage within the "Village Green" area*
 - * *Splash plaza within the "Village Green" area*
 - * *Community gardens located throughout the project*
 - * *Highland Estates pedestrian tunnel drainage improvements*
 - * *Transit stops located throughout the project*
 - * *Petrified Wood Park*

The amount of increased density granted is to be directly related to the public benefits being provided.

SPA Process

The SPA process consists of three (3) steps; the first is the submittal of a Sketch Plan, the second is the submittal and approval of the SPA designation and the third is the submittal and approval of a Development Agreement which implements the SPA designation.

Approval of a SPA designation is valid for twenty-four (24) months from the date of the decision by the SCC. If the Development Agreement hasn't been approved within that time frame, the application becomes null and void.

The applicant submitted a request to the SCC for an extension to the aforementioned time frame on July 8, 2013. On July 31, 2013, the SCC granted a one (1) year extension until September 28, 2014.

Development Agreement

The Development Agreement (DA) acts as the Code for the specific project. The DA will contain all of the specific requirements related to the project, such as timing for completion of all benefits, design guidelines, processes for approval, etc. The SBPC is required to conduct a public hearing on the DA and forward a recommendation to the SCC, who will also conduct a public hearing and provide final approval.

Attachments

Exhibit A: Conceptual Site Plan